



## 25 Timberline Court Calgary Alberta

\$2,794,900

Nestled in the highly sought-after Timberline Estates, this exceptional TRUMAN home offers an unrivalled combination of luxury, location, and livability. Ideally located just minutes from the Aspen Landing Shopping Centre, Calgary Transit, the LRT, world-class schools, parks, and scenic pathways, this home also provides easy access to the majestic mountains. The location truly can't be beat! Upon entering, you're welcomed into a bright, open layout that is both functional and inviting. The Chef's Kitchen is a masterpiece, featuring full-height custom cabinetry, a gas range, wall oven, and panelled fridge. The expansive island with quartz countertops provides both a practical workspace and a striking focal point, while under-cabinet lighting adds a touch of elegance. This space seamlessly flows into the Living Room, where floor-to-ceiling windows and an open-to-above ceiling create an airy, light-filled atmosphere. A stunning fireplace detailing adds a sense of grandeur, perfect for cozy family nights or entertaining guests. The large Dining area offers ample space for hosting gatherings and provides serene views of the ravine. Off the Dining Room, step out onto a spacious partially covered Deck complete with an outdoor fireplace, creating the perfect setting for al fresco dining or relaxing while overlooking the ravine--an ideal backdrop for enjoying quiet evenings or entertaining friends and family. The main floor also features a quiet Den, a walk-through Pantry with additional built-ins for organization, a 2-piece Bathroom, and a Mudroom with bench seating, providing excellent storage and access to the Triple Garage. An Elevator provides convenient access to all levels. Upstairs, the Owner's retreat is a true sanctuary, with tray ceilings, a luxurious 5-piece Ensuite complete with a freestanding soaker tub, a tiled shower with bench, dual vanities with a mak...

Primary Bedroom 17.32 Ft x 14.34 Ft

5pc Bathroom 24.57 Ft x 7.91 Ft

Bedroom 15.58 Ft x 15.09 Ft

4pc Bathroom 8.01 Ft x 4.92 Ft

Bedroom 16.77 Ft x 15.16 Ft

Bedroom 14.07 Ft x 13.75 Ft

Exercise room 14.01 Ft x 13.58 Ft

Bedroom 14.50 Ft x 13.68 Ft

3pc Bathroom 7.83 Ft x 7.67 Ft

Den 15.49 Ft x 12.92 Ft

Living room 30.41 Ft x 17.32 Ft

Dining room 20.92 Ft x 11.00 Ft

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Bedroom	9.75 Ft x 5.08 Ft	Kitchen	20.92 Ft x 12.01 Ft
Laundry room	6.92 Ft x 6.35 Ft	Other	11.75 Ft x 8.43 Ft
5pc Bathroom	13.67 Ft x 5.33 Ft	2pc Bathroom	9.84 Ft x 4.82 Ft
Recreational, Games room	30.42 Ft x 25.25 Ft		